

## Appendix 18: M&R

### General Requirements

All job standards, as a minimum, will conform to the Forest Service publication "Cleaning Recreation Sites (December, 1995), and meet recreation sites national quality standards.

All materials, supplies and paint colors used by the concessionaire will be approved by the Forest Service before use, and maintenance will be performed according to Forest Service standards and approved Site Development Plans in order to be acceptable.

### Types of M&R Work

Maintenance and reconditioning work is a condition of the special use permit. Holder maintenance and reconditioning includes activities that neither materially add to the value of the property nor appreciably prolong its life. The work serves only to keep the facility in an ordinary, efficient operating condition. The concessionaire is required to perform Holder Maintenance and Reconditioning (Holder M&R) at the concessionaire's expense.

Government M&R generally includes activities that arrest deterioration and appreciably prolong the life of the improvements. All Government M&R is performed at the sole discretion of the Authorized Officer. The Holder will be required to accomplish Government Maintenance and Reconditioning work (Government M&R), either for offset of the special use permit fee, or as a cooperator by agreeing to allow the Forest Service to use the permit fee to accomplish the work.

Maintenance and Reconditioning work includes both scheduled and unscheduled work. Scheduled maintenance and reconditioning will be defined for each recreation site through Holder M&R plans which will be prepared by the Forest Service and included in the final approved Annual Operating Plan. The following narrative provides an overview of the types of work that will be included in Holder M&R plans, as well as those M&R activities that will be the responsibility of the Government.

### Scheduled M&R Work

The following examples define Holder and Government M&R responsibilities:

#### WATER SYSTEM:

##### **Holder:**

The Holder is responsible for:

- Operation and general maintenance of entire water system, including opening/ closing.
- Minor repairs, including valves, hydrants, toilets, sinks, heaters and above ground lines.
- Daily residual chlorine monitoring (if applicable).

##### **Government:**

The Government is responsible for the following items:

- Repairing broken water lines (underground lines).
- Major repair or replacement of valves or hydrants.
- Cleaning storage tanks.
- Monthly water testing, monitoring and treatment.
- Capital replacement of water systems.

## ROADS, PARKING AREAS, WALKWAYS, CAMP UNIT SPURS, DOCKS

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### **Holder:**

The Holder is responsible for:

- Maintaining campground parking pads, camping spurs and turnouts, paths, trails, handrails, stairs, gates and footbridges within campgrounds by filling in holes, patching, raking, brushing, and otherwise repairing as damage occurs.
- Monitoring and identifying hazard trees. After securing FS approval the permit holder is required to remove hazard trees and associated slash, up to established limit.
- Removal of other vegetative debris from recreation site roads, trails, bridges, campsites, and parking lots.
- Cleaning and maintaining culverts.
- Maintaining dock, tightening bolts, etc.

### **Government:**

The Government is responsible for:

- Maintaining the running surface and making subsurface structural repairs to roads and parking lots (excluding camping spurs and turnouts).

## DEVELOPED SITES

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### **Holder:**

The Holder is responsible for:

- Maintain sites that are free of litter and domestic waste
- Number of visitors and vehicles are kept at or below site capacity.
- High risk site conditions which develop during the use season, are corrected immediately, or identified to protect the public, or the site is closed.

## SEWAGE SYSTEMS

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### **Holder:**

The Holder is responsible for:

- Pumping and disposal of the contents in vaults and septic tanks.
- Controlling objectionable odors at toilets.
- Unplugging toilets; repairing leaks, replacing valves, broken handles or other parts.
- Notifying the government when alarms go off.
- Winterizing flush toilets and other user components.

### **Government:**

The Government is responsible for:

- Responding to sewage system alarms, when notified.
- Winterizing the sewage system
- Replacement of collapsed vaults, etc.

## BUILDINGS

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### **Holder:**

The Holder is responsible for:

- Interior painting of approximately 1/3 of existing buildings within the site per year, as determined by the Forest Service.
- Exterior staining of approximately 1/3 of existing buildings within the site per year, as determined by the Forest Service.

- Repair and replace fixtures, door locks, broken windows and doors as discovered.
- Repair interior walls and ceilings.
- Repair roofs, interior & exterior walls as damage is discovered.
- Graffiti is removed within 48 hours of discovery or notification.
- Vandalism is corrected or mitigated within one week of discovery or notification.

**Government:**

The Government is responsible for, if needed:

- Restoring and replacing buildings as funding becomes available with buildings that meet accessibility standards and odor-free requirements.
- Performing major structural repairs.
- Re-roofing buildings and replacing exterior siding as funding becomes available.

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**BARRIERS, SIGNPOSTS, CAMPSITE POSTS**

**Holder:**

The Holder is responsible for:

- Installation and replacement as needed.
- Keeping all sign and site posts straight and replacing as necessary.

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**TABLES, FIRE RINGS, LANTERN POSTS, AND STOVES/PEDESTAL GRILLS**

**Holder:**

The Holder is responsible for:

- Removal and disposal of ashes, and cleaning of fixtures.
- Sanding and refinishing or otherwise repairing & maintaining surface of fixtures.
- Removing carvings into tabletops, and sealing edges of damaged coating.
- Replacing broken planks, replacing bolts and lantern hangers, etc as necessary.
- Installing replacement fire rings, pedestal grills, lantern posts, tables and stoves,
- Repairing tables and fire rings, including making adjustments and welding breaks.

**Government:**

The Government is responsible for:

- Providing replacement fire rings, pedestal grills, lantern posts and tables as necessary.

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**SOLID WASTE**

**Holder:**

The Holder is responsible for:

- Garbage removal and disposal.
- Keeping garbage areas free of litter and objectionable odors.
- Assuring garbage does not exceed the capacity of the garbage containers, and is covered to reduce insect problems.
- Repairing, cleaning and painting garbage cans and dumpsters, or replacing garbage cans.
- Maintaining garbage can corrals and garbage can and dumpster pads.
- Assuring dumpsters and cans meet bear resistant guidelines.

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**SIGNS AND BULLETIN BOARDS**

**Holder:**

The Holder is responsible for:

- Installing, repainting or staining, maintaining, or repairing signs, including recreation site entrance signs, as needed.

- Providing and maintaining in an uncluttered state, posters and information on bulletin boards with current seasonal information.

**Government:**

The Government is responsible for:

- Replacing campground entrance signs and bulletin boards, as necessary.
- Replacing regulatory signs.

VEGETATION MANAGEMENT

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**Holder:**

The Holder is responsible for:

- Falling and bucking hazard trees and limbs up to agreed upon limit prior to opening facilities at the beginning of the season, as well as during the operating season.
- Cleanup of all vegetative debris.
- Planting of shrubs, trees, and grasses as approved by the Forest Service.
- Notifying Forest Service immediately of any new hazard trees discovered.
- Correcting or preventing loss of vegetation and erosion caused by recreation use.

**Government:**

- Assisting with falling of hazard trees, within the capability of available personnel.
- Provide shrubs and trees for planting, as needed.
- Environmental review and approval of all vegetation management proposals.

Unscheduled M&R work occurs as unexpected maintenance needs arise.

Holder Performance of Government M&R Work
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The permit holder may perform Government M&R in one of two ways:

- The permit holder can agree to physically perform the work. If the permit holder performs the Government M&R, an amount equal to the value of the maintenance performed will be subtracted from the fee owed to the Government and/or refunded from fees previously paid.
- If the permit holder does not agree to physically perform the Government M&R, the permit holder and the Forest Service will enter into a collection agreement. This agreement allows the special use permit fee collected from the permit holder to be set aside. The Forest Service can then use this money to perform the Government M&R.

**Specific Government M&R duties will be agreed to at the beginning of each operating season including the value of the Government M&R work.** The permit holder will notify the Forest Service at that time whether he/she plans to physically do the Government M&R items, or enter into a collection agreement for the Forest Service to perform the work.